Prepared by:
615 Title, LLC
807 Bradford Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 304854 DEEDQC
10/23/2019 11:56:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191023-0108724

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2019.

Notary Public
My commission expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Roger M. Aver	New Owner	071-10-0-D-001.000CO
1751 Hover St., Ste. B4, Unit 31		
Longmont, CO 80501		071-10-0-D-002.00CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Ponteuf Properties, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey all of her right, title and interest unto **Roger M. Aver and Aimee C. Aver, husband and wife**, the following tract or parcel of land described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 40 on the Plan of Weakley and Dodd's Subdivision, as of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND FURTHER being Units A and B of the Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20180515-0046158, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 610 Vester Avenue, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20180515-0046158, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part

hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ponteuf Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Blackhorse Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument Number 20180515-0046157, Register's Office for Davidson County, Tennessee.

This is improved property known as 608 and 610 Vester Avenue, Nashville, TN 37207.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of October, 2019.

Ponteuf Properties, LLC

, Sole Member

By: Roger Aver, Sole Member

STATE OF COLORADO
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roger Aver, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Ponteuf Properties, LLC, a Tennessee limited liability company, and that he is authorized by Ponteuf Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at office this 21st day of October, 2019.

Notary Public
My commission expires: March 20, 2021

LUIS A. REYES RAMIREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174011975
MY COMM. EXPIRES MARCH 20, 2021

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.